



**September 2022**

You are hereby summoned to attend a meeting of Clophill Parish Council on **Wednesday, 21st September 2022** commencing at **7.45 pm** at **Clophill Methodist Church** for the purpose of transacting the following business.

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## **AGENDA**

**Members of the Public:** Members of the public wishing to address the Council during the meeting must make the Chairman aware of their intention before the meeting starts. Members of the public wishing to record the meeting are asked to notify the Chairman of their intentions so that appropriate arrangements can be made for the recording, in accordance with the Council's Standing Orders and Recording of Meetings Policy.

- 1. Apologies**
- 2. To receive declarations of interest from councillors on items on the agenda and provide outcome to requests for granting dispensation.**
- 3. Chairman's Announcements**
  - a. Application for Co-Option**
- 4. Standing Orders will be suspended for a period of up to 10 minutes to allow members of the public to address the Council in relation to the business on the agenda or request matters to be discussed at a subsequent meeting [7:55pm]**
- 5. Resolution to approve the minutes of Clophill Parish Council meeting held on 26<sup>th</sup> July 2022.**
- 6. Central Bedfordshire Council Community report - CBC Ward Councillor**
- 7. Planning Applications**

**Items with decision required prior to meeting.**

a. Application No: [CB/22/02705/FULL](#)

Location: 16 Goodwood Close, Clophill, Bedford, MK45 4FE

Proposal: Loft Extension approved under application CB/21/04794/LDCP. The windows are obscure, but the opening height of windows is 1.55m, instead of 1.7m. addition of a Soil Vent Pipe (retrospective)

CPC Resolved - no comment

b. Application No: [CB/22/02933/FULL](#)

Location: 2 Mill Lane, Clophill, Bedford, MK45 4BX

Proposal: Front extension to existing detached garage

CPC Resolved to support

c. Application No: [CB/22/02938/FULL](#)



Location: 108A High Street, Clophill, Bedford, MK45 4BJ

Proposal: Single storey rear/side extension with new porch, addition of ground floor window to front elevation, and addition of mural to existing front elevation recessed detail.

CPC resolved to support

d. Application No: [CB/22/02081/FULL](#)

Location: Paradise Farm, The Causeway, Clophill, Bedford, MK45 4BA

Proposal: Stationing of 2 additional mobile homes (to the existing 2 tourers and 1 caravan) for residential purposes, a larger dayroom and area of hardstand ancillary to that use.

CPC resolved to object

e. Application No: [CB/22/02204/FULL](#)

Location: 2 Pear Tree Close, Clophill, Bedford, MK45 4BF

Proposal: Garage loft conversion with new dormer and change the roof pitch to 45-degree. I have received amendments to this application in respect of the above property. Revised Floor Plans and Elevations received - Drawing Number:

OAK-132-PL02-01-A. Proposed Rear Elevation, Proposed Side Elevation, Proposed First Floor Plan and Proposed Site Plan have been revised.

CPC resolved to object

f. Application No: [CB/TCA/22/00423](#)

Proposal: Works to trees within a Conservation Area: reduce overall crown by 2.5 - 3 metres to front Maple Tree T1

Location: 1 Little Lane, Clophill, Bedford, MK45 4BG

CPC No Comment

g. Application No: [CB/TCA/22/00454](#)

Proposal: Works to trees within a Conservation Area: T1 - Holly to be reduced by 50%

Location: 7-9 April Cottage, The Green, Clophill, Bedford, MK45 4AD

CPC No Comment

### **For Consideration**

h. Application No: [CB/22/02861/FULL](#)

Location: Land to the rear of Waterworks House, The Old Waterworks, The Pump House, 12 and 15 Shefford Road and 11 to 21 Jacques Lane, Clophill, MK45 4BT

Proposal: Demolition of existing buildings and structures and the erection of 38 dwellings and associated works

### **I. Appeal**

Site address: Land South Of Top Farm, Shefford Road, Clophill

Description of development: Permission is sought for consent for 1 residential static caravan and 1 touring caravan, parking for 2 vehicles, water treatment plant and additional hardstanding and infrastructure.

Appellant's name: Mr and Mrs Smith, Appeal reference: APP/P0240/W/21/3279803

Application reference: [CB/20/03077/FULL](#)

This Hearing refers to planning application received on 08 December 2020, for Change of use of land to mixed use. Permission is sought for consent for one residential static caravan and one touring caravan, parking for two vehicles, water treatment plant and associated additional hardstanding and infrastructure. (with alterations to the consented stable & barn) at Land South Of Top Farm, Shefford Road, Clophill.

j. Application No: [CB/22/03374/FULL](#)

Location: Glen Farm, Great Lane, Clophill, Bedford, MK45 4BQ

Proposal: Proposed new pitched roof dormer to garden elevation, addition of glazed lantern to existing flat roof and new outward opening gates to driveway

k. A507 Quarry noise and smells



I. A6 Roundabout

## **8. Correspondence**

- i. Letter From Rev Klimus re church yard*
- ii. Bus Services*
- iii. CBC on street parking consultation*
- iv. Option to opt out of the SAAA central external auditor appointment arrangements*
- v. CBC Be Green Tree Giveaway*

## **9. Finance Resolutions**

- i. Payments*
- ii. Clerk Overtime*
- iii. Mobile Phone*

## **10. Standing Items for consideration:**

- iv. Highways – Cllr Brough*
- v. The Clophill nature reserve – Cllr Rodell*
- vi. The Neighbourhood Plan – Cllr Fehr*
- vii. Volunteers / Village Contributors of the month*
- viii. Pinehill Tree Works – Clerk*
- ix. ROSPA Annual Report – Clerk*
- x. Hay Close Track – Cllr Rodell*
- xi. Debate and vote on any proper delegation of authority for individual Members to 'speak' on behalf of the whole PC. – Cllr Breed*
- xii. Christmas Lights Switch on – Cllr Hutton*

## **Date of Next Meeting 25<sup>th</sup> October 2022 at Clophill Village Hall.**

Notes on declarations of interest. Any Member arriving after the start of the meeting is asked to declare pecuniary interests, as necessary, as soon as practicable after their arrival, even if the item in question has been considered. National rules about pecuniary interests are set out in Chapter 7 of the Localism Act 2011 and in secondary legislation made under the Act, in particular The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2021